



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:37 PM Fee: \$34.00

2021235788

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
PARKSIDE AT SLAUGHTER CREEK OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Parkside at Slaughter Creek
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Parkside at Slaughter Creek Owners Association, Inc.
4. Recording Data for Association: Parkside at Slaughter Creek Sections 1, and 2, less and except Lots 19, Block A of Section 1, and Lots 127, Block C, Section 1, as recorded in Document No. 200300099, 200300100 and 200700235, Plat Records of Travis County, Texas. Parkside at Slaughter Creek Sections 3, 4, 5 & 6, as described in Document No, 200300206, 200400217, 200500023, 200500029, Plat Records of Travis County, Texas, and the real property described in Document No. 200400346 & 200500110, Real Property Records, Travis County, Texas.
5. Recording Data for Declaration and any amendments: Declaration is filed under Document No. 2003093709 and 2004057222, Real Property Records of Travis County, Texas, and all amendments, annexations, supplements, and joinders thereto.

Declaration for Parkside at Slaughter Creek Commercial Tract are recorded under Document No. 2007096021

Bylaws are filed under Document No. 2012045155

Articles of Incorporation is filed under Document No. 800247821

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following resolutions are filed under Document No. 2011121275:

Rain Water Harvesting Policy, Solar Energy Device Installation Policy, Flag Display Policy, Collection Policy, Payment Plan Guidelines Policy, Board Meeting Notice Procedure, Records Production and Copying Policy, Records Retention Policy

Parkside at Slaughter Creek Owners Association, Inc. Violation and Fine Enforcement Resolution is filed under Document No. 2018191834

Parkside at Slaughter Creek Owners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 2018191834.

Updated mailing address information is filed under Document No. 2019178743.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Parkside at Slaughter Creek Owners Association, Inc.

By: [Signature]
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20

October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Parkside at Slaughter Creek Owners Association, Inc., on behalf of
said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

